

TOWN OF ARLINGTON
MINUTES OF THE PERMANENT TOWN
BUILDING COMMITTEE MEETING

TUESDAY, NOVEMBER 3, 2015

Location: Town Hall Annex, Second Floor

Present: Adam Chapdelaine
Bill Hayner
Allen Reedy
John Maher
Bob Jefferson
Ruth Bennett
Diane Johnson
Suzanne Robinson
Brett Lambert

Guests: Brian DeFellipis
Eric Ammondson
Michael Hanna
Carl Franceschi
Scot Woodin
Lee Rich

Absent: John Cole, Chairman

Since the Chairman was absent, the Vice-Chair, Allen Reedy, called the meeting to order at 7:30 PM.

STRATTON ELEMENTARY SCHOOL

DRA presented the proposed Cafeteria layout for the school year 2016-2017 showing the temporary serving area, library, and teachers' room. The MEP coordination still needs to be worked out as well as the Board of Health requirements relevant to the temporary serving area.

DRA presented the options for Air Conditioning at the Lobby and Administration areas. In order to contain the area of AC, it was agreed to keep the corridor doors closed (not on magnetic hold-opens) during the AC season.

DRA updated the committee on accessible egress issues. There will be two new accessible egresses from the lower level. One existing egress from the proposed library will be eliminated (converted to a window). The door to the north will not be an egress; it will be limited to service access only (as it is today).

DRA presented photographs and a concept sketch for the outside classroom adjacent to the front entry and planter areas adjacent to the playground.

They also discussed the sustainability issues relative to Arlington's by-law. It was noted that the Feasibility Study and initial budget and scope for this project did not anticipate pursuing LEED certification. DRA presented the LEED for Schools scorecard and the LEED Commercial Interiors scorecard to the Committee. DRA's information to date suggests that LEED for Schools was the appropriate category for certification of this renovation project; however, there may be pre-requisites that are not achievable, such as the acoustic issues around unit ventilators in the classrooms. The Committee requested that the design team contact the USGBC regarding the Commercial Interiors (CI) LEED program since certification may be more attainable through that program. The Committee asked DRA to provide clarification as to what sustainability design features are currently in the project and what additional design-feature options are needed to achieve LEED/CI that are not in the base set. The Committee noted that the cost estimate should include the sustainability LEED design elements as this is part of the base design.

Depending upon the direction selected, there will be additional services required to register and certify a project with the USGBC. Potential additional services include the administrative paperwork for the Design Team, energy modeling, acoustical consultants, and environmental consultants. The Committee asked that DRA come to the next meeting with the appropriate proposals for the soft costs to do the required additional work by the Design Team.

DRA reviewed the project schedule, which is still on track for the next milestone that is delivering a set of design development documents to the professional cost estimator by the Friday, Nov. 6. Additional information relative to programmatic and/or sustainability updates can be fed to the estimator during the ten day period while the estimate is being developed. The project is still on track for a January 25 Special Town Meeting.

COMMUNITY SAFETY BUILDING

Phase 3 Renovations

Items discussed:

1. Project Update.

Brian informed the Committee that the 911 call center will be returned to service next week and the State 911 bus will be removed. Major work is completed in the 911 area, including masonry, metal studs, plumbing, and electrical; fire protection and HVAC work is ongoing. Two ERU's were delivered today. The concrete wall demo will resume and be completed prior to the 911 move in.

2. Schedule.

Brian reported that EAC is estimating that they are seven weeks behind their original schedule and are projecting Phase 1 completion in mid-January, and Phase 2 at the end of July. EAC has requested approximately \$50,000 in additional general-conditions costs due to unforeseen conditions and additional work. The Committee noted that utilizing the 911 bus and phasing

changes due to the Department's move to Cusack Terrace should result in a savings to the contractor. Brian will negotiate a settlement with John Cole and EAC and bring the matter back to the Committee.

3. Payment Requisite #4.

On a motion by Maher, seconded by Hayner, the Committee unanimously approved EAC's Requisition #4 in the amount of \$791,868.50.

4. Project Budget Review.

Brian projects the remaining contingency to be \$289,970.95 with identified pending changes. Brian presented the following Change Order Proposals for review and approval:

- COP 22. Change radio box to match APD requirements, \$3,627.00;
- COP 28. Provide separate switching for atrium stair lights, \$372.00;
- COP 29. Provide Town IT requested data rack to replace patch panel, \$1,246.00;
- COP 35. Provide improved food pass through at cell doors, \$1,513.00;
- COP 37. Provide additional acoustical duct insulation, \$1,784.00;
- COP 52. Provide wiring and cabling for additional security cameras, card readers (Town requested) and Wireless Access Points, \$12,048.00. The WAP cabling was originally to be performed by the Town's IT Department and was requested by IT to be included in the project.

The committee approved all of the COPs as presented with only Maher's dissention on Change Order #52 on the stated grounds that he had insufficient information.

5. Generator Replacement.

There was a discussion regarding the possibility of replacing the generator as a change order to EAC or bidding it separately. The Committee asked Ammondson to provide a fee proposal with both approaches for discussion at the next meeting.

MISCELLANEOUS HOUSEKEEPING MATTERS

INVOICES:

1. Central Fire Station
On a motion by Maher, seconded by Chapdelaine, the following were approved unanimously:
Rockwell Roofing in the amount of \$165.75;
Dorian Color in the amount of \$1,096.00;
Grey bill #6964 in the amount of \$517.62.
2. Community Safety Building
On a motion by Maher, seconded by Hayner, the following were approved unanimously:
PMA for August in the amount of \$7,560.00;
W.B. Mason for partitions in the amount of \$2,239.44 after having received a credit of \$2,044.68.

On a motion by Hayner, seconded by Chapdelaine, the minutes of the October 20th meeting were unanimously voted.

Whereupon, at 9:35 PM a motion was made by Hayner, seconded by Maher, to adjourn and it was so voted unanimously.

Respectfully submitted,

John F. Maher, Clerk Pro Tem